



AGENDA

RIO DELL PLANNING COMMISSION REGULAR MEETING

TUESDAY, MARCH 24, 2026 6:00 PM

City Council Chambers
675 Wildwood Avenue, Rio Dell

WELCOME – Copies of this agenda, staff reports and other material available to the Commission are available at the City Clerk’s Office in City Hall, 675 Wildwood Avenue and on the City’s website at www.cityofriodell.ca.gov. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.

In compliance with the Americans with Disabilities Act (ADA), if you require special assistance to participate in this meeting, please get in touch with the Office of the City Clerk at (707) 764-3532. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. Assistive listening devices are now available for the hearing-impaired. Please see the City Clerk for a receiver.



A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

E. CONSENT CALENDAR

1. [2026/0324.01](#) - Approve Minutes of the January 27, 2026, Regular Meeting (**ACTION**) Pg.#3

F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not allowed under the Ralph M. Brown Act. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action.

Written public comment must be submitted via email no later than 1-hour before the meeting at publiccomment@cityofriodell.ca.gov. Your comments will be read out loud, for up to three minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- [1.](#) 2026/0324.02 - ADU Text Amendments Resolution No 190-2026 March 24, 2026 **(DISCUSSION/POSSIBLE ACTION)** Pg.#9

H. STAFF COMMUNICATIONS/UPDATES

I. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for

April 28, 2026 at 6:00 p.m.

**RIO DELL PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 27, 2026**

CALL TO ORDER

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:00 p.m.

Present were Commissioners Knight, Arsenault, and Millington. Absent were Commissioners Angeloff and Gurney (excused).

Others present were Community Development Director Caldwell, and City Clerk Dunham.

CONSENT CALENDAR

Approve Minutes of November 25, 2025 Regular Meeting

A motion was made by Arsenault/Millington to approve the minutes of the November 25, 2025, regular meeting as submitted. The motion carried 3-0.

PUBLIC PRESENTATIONS

Commissioner Knight called for public comment on any matter not on the agenda. No public comment was received.

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Review and Consideration of the Façade Improvement Program (FIP) Grant Application for Caleb Salstrom at 371/375 Wildwood Ave.

Community Development Director Caldwell provided a staff report recommending approval of the Façade Improvement Program Grant Application for Caleb Salstrom at 371/375 Wildwood Ave. He said that the applicant is proposing Hardi-Lap siding on the bottom 2 feet of the building, Hardi-Panel siding above the lap siding and Hardi-shingles at the top 2 feet of the building. The building will be painted medium gray at the top and bottom and light gray on the middle panel siding. The trim will be dark or black. New doors, exterior lighting and signage are included. He noted that the proposed project results in significant aesthetic improvements to the area as required by the Façade Improvement Program Guidelines.

He noted that the total estimated cost for the materials is \$12,500 with the grant covering one-half of the cost. There is no reimbursement for labor since the owner is doing the

work and the Façade Improvement Program Guidelines don't allow for reimbursement to the owner for labor.

Staff recommended approval of the project as presented.

Commissioner Arsenault commented that he thought the colors were drab.

Commissioner Millington agreed that the colors on the building were boring and suggested a different color trim.

Community Development Director Caldwell pointed out that the green signage provides a good contrast to the gray color of the building.

Review and Consideration of the Façade Improvement Program (FIP) Grant Application for Pedro Delgado at 210/220 Wildwood Ave.

Community Development Director Caldwell provided a staff report and said that the applicant is proposing a 1-foot Gemstone in Vanilla Bean on the bottom of the building removing the failed lower LP Inner-Seal lap siding and the lap siding on the top and to replace the siding with T-1-11 panel siding. The total estimated cost for material and labor is \$12,700.

He said that he conveyed to the applicant that staff believes that the proposed materials do not result in an attractive façade, and as required by the Façade Improvement Guidelines, the project as proposed does not result in significant aesthetic improvements to the area.

Staff recommended the project incorporate Hardi Shingles on the top, Hardi Lap siding on the middle portion of the building and an additional 1-foot layer of Gemstone faux rock on the bottom.

Community Development Director Caldwell reviewed the estimated costs of staff's proposed materials from Home Depot and noted that they were actually less than the estimated cost provided by the applicant.

He recommended denial of the project as proposed and said that hopefully the applicant will consider changing the materials as proposed by staff. He said that he would also encourage the applicant to consider changing the existing color of the building to coordinate with the Vanilla Bean Gemstone.

Review and Consideration of the Façade Improvement Program (FIP) Grant Application for Toheed Ahmad at 127 Wildwood Ave.

Community Development Director Caldwell provided a staff report and said that the applicant is proposing removing the existing Board and Batt siding below the canopy and replacing it with Hardie Lap siding. The siding will transition 48” onto the north wall of the building and staff is recommending that the lap siding also transition 48” onto the south side of the building. The stucco above the canopy is proposed to be replaced with stained 1x6 Western Red Cedar over Hardi Panel siding. New trim included a combination of 2x10 Doug Fir at the top of the front of the building and the 48” transition along the sides and 1x6 -5/4 Hardie trim as the corners, doors and windows. He said that staff are recommending that the top trim extend the full length of the building on both the south and north sides.

He noted that the applicant is proposing a color scheme of light gray on the front and 48” transitions onto the side of the building and a medium gray on the sides on the building with the sign repainted a darker gray color.

Community Development Director Caldwell indicated that the applicant would need to update the cost estimate for the project and estimated the total materials cost to be about \$6,000.

He said that staff believe the proposed project as required by the City’s Design Review Guidelines does result in an attractive façade and results in significant aesthetic improvements to the area. Staff recommended approval of the project subject to the following conditions:

- 1) The applicant shall submit an updated cost estimate.
- 2) The lap siding shall transition 48” onto the north and south side of the building.
- 3) The 2x10 top trim shall extend the full length of the building onto both the south and north sides.

Commissioner Knight commented that he noticed some rot on the north side of the building and asked if that would be repaired.

Community Development Director Caldwell said that staff would recommend to the applicant that it be repaired.

Discussion ensued regarding paint versus stain on the Western Red Cedar above the canopy. Commissioner Knight said that he likes the look of stained wood, but it requires maintenance and needs to be re-stained to keep it from looking weathered.

Community Development Director Caldwell commented that Olympic Duro Coat paint is a great product.

Commissioners agreed to add to the conditions that the Western Red Cedar be painted instead of stained and that the rot on the north side of the building be repaired.

A motion was made by Arsenault/Millington to approve the Façade Improvement Program (FIP) Grant Application for Caleb Salstrom at 371/375 Wildwood Ave. as proposed. The motion carried 3-0.

A motion was made by Arsenault/Millington to deny the Façade Improvement Program (FIP) Grant Application for Pedro Delgado at 210/220 Wildwood Ave. as proposed by the applicant and that the design as proposed by staff be approved. The motion carried 3-0.

A motion was made by Millington/Arsenault to approve the Façade Improvement Program (FIP) Grant Application for Toheed Ahmad at 127 Wildwood Ave. subject to the following conditions:

- 1) The applicant shall submit an updated cost estimate.
- 2) The lap siding shall transition 48” onto the north and south side of the building.
- 3) The 2x10 top trim shall extend the full length of the building onto both the south and north sides.
- 4) The Western Red Cedar above the canopy is painted instead of stained.
- 5) The rot on the north side of the building is repaired.

The motion carried 3-0.

Presentation – 2025 General Plan Annual Progress Report

Community Development Director Caldwell provided a brief overview on the 2025 General Plan Annual Progress Report and said that every jurisdiction in the State is required to prepare the annual report. The purpose of the document is to report on the City’s progress in implementing its General Plan. The report will be presented to the City Council at their meeting of February 3, 2026, and then sent to the Office of Planning and Research (OPR) as required by State law.

He provided a brief overview of the plans, projects, and accomplishments for 2025 and noted that the Building Division of the Community Development Department issued 139 Building Permits with a total valuation of \$2,328,426.

He said that the City held hearings regarding PG&E’s Rule 20A Undergrounding Program, offering a ratepayer funded pathway for Rio Dell to convert overhead electrical distribution

lines to underground service. The City Council approved amended the boundaries of Underground District No. 2 to meet the required public interest criteria. The 20A work will result in a dramatic aesthetic benefit to the community along Wildwood Ave.

Other noted accomplishments included the Heussler 4-Plex Design Review for the construction of a new 2-story 4-Plex, the Humboldt Seed Co. Cannabis Dispensary Conditional Use Permit, Housing Text Amendments as mandated by the State, updates to the Industrial Commercial zoning regulations, update of the Fire Hazard Severity Zone maps, approval of a Conditional Use Permit for Margro Advisors for two vacation dwelling units, amendments to the City's Accessory Dwelling Unit Regulations, Update of the Safety Element incorporating the 2025 Local Hazard Mitigation Plan, amendments to the City's Sign/Billboard Regulations, approval of Façade Improvement Grant applications, various grant application submittals, and continued exploration of a potential shared use of the Todd parcel as part of the proposed relocation of the Cal Fire Humboldt-Del Norte Unit Headquarters.

Community Development Director Caldwell agreed to continue the item to the next regular meeting for further discussion if necessary.

Commissioner Arsenault asked for an update on a new larger electronic LED sign.

Community Development Director Caldwell said that he City as not successful in getting the grant and said the estimated cost for a new sign was \$15,000.

Commissioner Knight asked if there was any information on potential tax revenue for the City.

Community Development Director Caldwell said that the Finance Director would be submitting the mid-year financial report to the City Council in a few weeks.

STAFF COMMUNICATIONS/UPDATES

Community Development Director Caldwell said that there were no items scheduled yet for the next meeting.

ADJOURNMENT

A motion was made by Knight/Arsenault to adjourn the meeting at 7:08 p.m. to the next regularly scheduled meeting on February 24, 2026.

Patrick Knight, Vice-Chair

Attest:

Karen Dunham, City Clerk



Community Development Department
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532

For Meeting of: March 24, 2026
 Consent Item; Public Hearing Item

To: Planning Commission
From: Kevin Caldwell, Community Development Director
Through: Kyle Knopp, City Manager
Date: March 19, 2026
Subject: Accessory Dwelling Unit Text Amendments

Recommendation:

That the Planning Commission:

1. Receive a brief presentation regarding a couple minor text amendments to the City’s Accessory Dwelling Unit regulations, Section 17.30.020 of the Rio Dell Municipal Code (RDMC) to align the City’s size regulations with State Law; and
2. Open the public hearing, receive public comment and deliberate; and
3. Adopt Resolution No.190-2026 recommending the City Council approve the proposed text amendments.

Discussion:

Staff recently discovered that the City’s ADU regulations do not align with State regulations in regards to allowable sizes.

A jurisdiction’s maximum unit size requirements must allow an ADU of at least 850 square feet, or 1,000 square feet for ADUs with more than one bedroom. (Gov. Code, § 66321, subd. (b)(2).). The City’s current ADU regulations limit the size of ADU’s to 50 percent of the size of the primary dwelling unit up to a maximum of 1,200 square feet.

Below is a copy of the existing language and the recommended amended language:

(b) Total Floor Area. Accessory dwelling units shall be subject to the following floor area requirements:

(i) Parcels That Cannot Be Subdivided. The size of ~~the a new detached ADU second dwelling unit~~ shall not exceed 50 percent of the size of the primary dwelling unit up to a maximum of 1,200 square feet, ~~except for second dwelling units located within the suburban and rural zones where the second dwelling unit shall not exceed 50 percent of the primary dwelling unit.~~ or up to 850 square feet for a one bedroom ADU and up to 1,000 square feet for a two bedroom ADU. Attached ADU's shall not exceed 50 percent of the size of the primary dwelling unit up to a maximum of 800 square feet.

(ii) Parcels That Can Be Subdivided. The size of the ~~second~~ accessory dwelling unit shall not be restricted, provided the applicant submits a development plan demonstrating that the parcel could be subdivided and both residences can be sited on separate parcels and meet setback and lot coverage requirements of the zone.

Talking Point: The City can allow larger size ADU's for detached and attached if desired.

California Senate Bill 9 (SB 9), effective January 1, 2022 actually allows duplexes on parcels zoned for single family use. This actually appears to eliminate any size limitations for attached units. I have reached out to HCD to confirm. At this point I have not heard back.

Required Findings

General Plan Consistency: Amending the City of Rio Dell ADU regulations to align with current California state law regarding allowable unit sizes is consistent with the City's General Plan and Housing Element because it advances adopted goals to increase housing supply, affordability, and efficient use of residential land. By permitting ADUs at state-allowed sizes, the City reduces regulatory constraints that could otherwise limit housing production, thereby supporting infill development, accommodating population growth, and expanding opportunities for diverse housing types, including smaller and more affordable units. This alignment also ensures compliance with state housing mandates, promotes consistency between local and state policies, and helps the City meet its Regional Housing Needs Allocation (RHNA)

obligations by facilitating the development of additional units within existing neighborhoods without requiring significant infrastructure expansion.

CEQA Compliance: The Planning Commission finds that the project is **Statutorily Exempt** from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (General Rule), as it can be seen with certainty that there is no possibility that the project, as it merely aligns local regulations with state ADU law and does not increase development potential beyond what is already permitted

Attachment 1: Resolution No.190-2026

RESOLUTION NO. 189-2025



**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO
TITLE 17 (ZONING ORDINANCE) REGARDING MINOR TEXT AMENDMENTS
TO THE CITY’S ACCESSORY DWELLING UNIT REGULATIONS, SECTION
17.30.020 OF THE RIO DELL MUNICIPAL CODE (RDMC) TO ALIGN THE CITY’S
SIZE REGULATIONS WITH STATE LAW**

WHEREAS, staff recently discovered that the City’s ADU regulations do not align with State regulations in regards to allowable sizes; and

WHEREAS, A jurisdiction’s maximum unit size requirements must allow an ADU of at least 850 square feet, or 1,000 square feet for ADUs with more than one bedroom; and

WHEREAS, The City’s current ADU regulations limit the size of ADU’s to 50 percent of the size of the primary dwelling unit up to a maximum of 1,200 square feet; and

WHEREAS, staff is recommending amending the City’s ADU regulations to align with State regulations in regards to allowable sizes; and

WHEREAS, the proposed amendments and rezone were processed in accordance with the California Environmental Quality Act (**CEQA**) and were referred to relevant local and responsible agencies, including Caltrans, the Department of Fish and Wildlife (CDFW), the Regional Water Quality Control Board (RWQCB), and the local Wiyot tribes; and

WHEREAS, the Planning Commission finds that the project is **Statutorily Exempt** from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (General Rule), as it can be seen with certainty that there is no possibility that the project, as it merely aligns local regulations with state ADU law and does not increase development potential beyond what is already permitted.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Rio Dell finds the proposed amendments are consistent with the required findings:

1. **General Plan Consistency:** Amending the City of Rio Dell ADU regulations to align with current California state law regarding allowable unit sizes is consistent with the City's General Plan and Housing Element because it advances adopted goals to increase housing supply, affordability, and efficient use of residential land. By permitting ADUs at state-allowed sizes, the City reduces regulatory constraints that could otherwise limit housing production, thereby supporting infill development, accommodating population growth, and expanding opportunities for diverse housing types, including smaller and more affordable units. This alignment also ensures compliance with state housing mandates, promotes consistency between local and state policies, and helps the City meet its Regional Housing Needs Allocation (RHNA) obligations by facilitating the development of additional units within existing neighborhoods without requiring significant infrastructure expansion.
2. **CEQA Compliance:** The Planning Commission finds that the project is **Statutorily Exempt** from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (General Rule), as it can be seen with certainty that there is no possibility that the project, as it merely aligns local regulations with state ADU law and does not increase development potential beyond what is already permitted

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Rio Dell **recommends that the City Council approve** the proposed ADU text amendments to Title 17.

PASSED, APPROVED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on March 24, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair Nick Angeloff

STATE OF CALIFORNIA

City of Rio Dell

ATTEST:

I, Jessica Hill, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. 190-2026 adopted by the Planning Commission of the City of Rio Dell on March 24, 2026.

Jessica Hill, City Clerk, City of Rio Dell